Bk 22

BOOK 8334 PAGE 699

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF March, 19 91

Notary Public

MY COMMISSION EXPIRES: November 10, 1992

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	~~SEND TAXBILLS TO: Mortgagee:~~	MAP-PARCEL NUMBERS
Joe N. Smith	Send Tax Bills To: New Owner	Part of Map 4
(NAME)	(NAME)	
7174 Whites Creek Pike		Parcel 3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Part of 14D 36100
Joelton, TN 37080		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Caudill Enterprises, a Tennessee Limited Partnership and Noble C. Caudill, II, Individually

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe N. Smith, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

BEING part of the same property conveyed to Caudill Enterprises by deed from Kenneth G. Smith, Conservator for the Estate of Ivy Lucille Smith of record in Book 8114, page 913, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 8211, page 319; Book 8211, page 327, and Book 8211, page 333, said Register's Office, and to the matters set forth in the above referenced plan of record.

08341

IDENTIF. REFERENCE

APR 22 10 40 AM '91

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

6827 04/22 0101 03CHECK 95.50

unimproved XX
This is improved ( ) property, know as Tract No. 16 Coopertown Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of March, 19 91

CAUDILL ENTERPRISES, A TENNESSEE LIMITED PARTNERSHIP

BY: NOBLE C. CAUDILL, II, GENERAL PARTNER

NOBLE C. CAUDILL, II, INDIVIDUALLY

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Noble C. Caudill, II, Individually

the bargainor, _____, with whom I am personally acquainted, * and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 22nd day of March 19 91

Commission expires November 10, 1991

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted * and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

My commission expires _____

Notary Public

* or proved to be on the basis of satisfactory evidence.

BOOK 8334 PAGE 700

WARRANTY DEED

FROM

Caudill Enterprises, a Tennessee Limited Partnership and Noble C. Caudill, II, Individually

TO

Joe N. Smith, Unmarried

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Noble C. Caudill, II, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be a General Partner of Caudill Enterprises, the within named bargainor, a partnership and that he as such General Partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of March, 1991.

Notary Public

My Commission Expires: November 10, 1991

EXHIBIT "A"

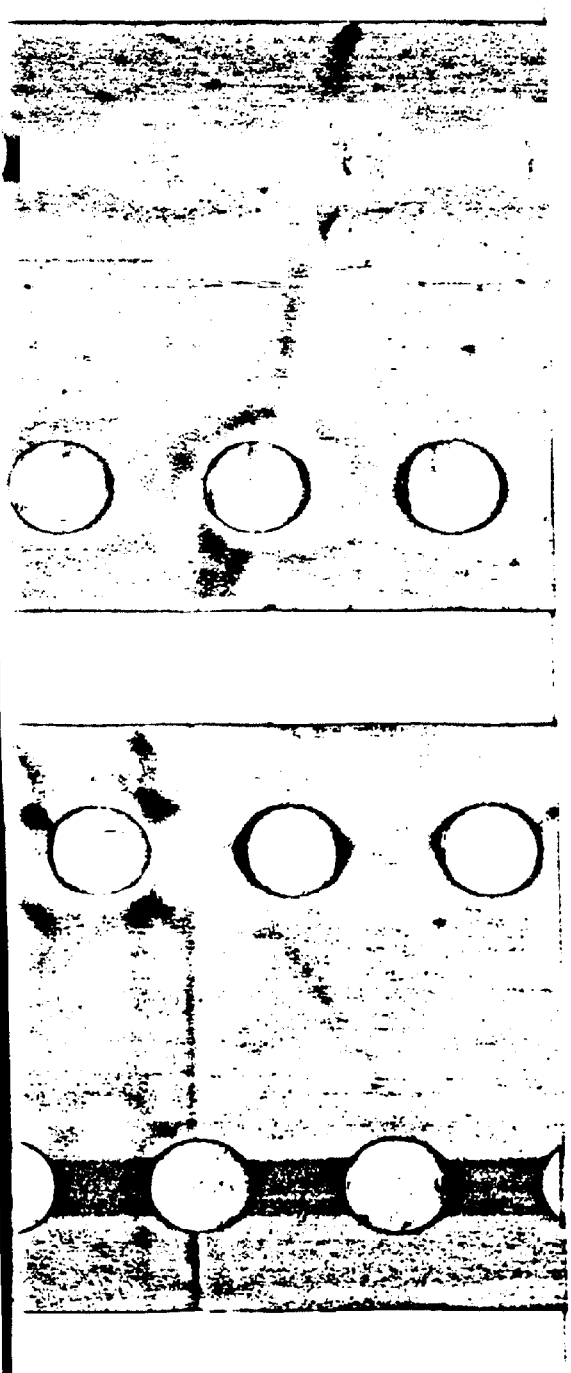
LAND in Davidson County, Tennessee, being Tract No. 16 on the plan of Coopertown Farms as attached to Declaration of Restrictive Covenants and Maintenance Agreement for Coopertown Farms of record in Book 8211, page 319, said Register's Office, and being more particularly described according to a field survey completed on September 27, 1990, by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513 as follows:

To find the POINT OF BEGINNING, start at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 1.0 mile along said right-of-way from its intersection with Whites Creek Pike, and being westerly 1093.06 feet along said right-of-way from an iron pin at its intersection with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, page 839 in the Register's Office of Davidson County, Tennessee; Thence, leaving said right-of-way and severing the property of Noble C. Caudill, II, of record in Deed Book 8114, page 913 in said Register's Office, with the easterly margin of an easement for ingress, egress, drainage and utilities, as follows: northwesterly with a curve concave to the northeast and having a radius of 25.00 feet, an arc distance of 37.56 feet through a central angle of 86 degrees 04 minutes 34 seconds to the point of tangency; Thence, continuing to sever said Caudill property with said margin, North 23 degrees 29 minutes 36 seconds West 175.32 feet to an iron pin at the beginning of a curve in said margin concave to the east and having a radius of 2108.22 feet; Thence, continuing to sever said Caudill property with said curve in said margin, northwesterly an arc distance of 394.16 feet through a central angle of 10 degrees 42 minutes 44 seconds to an iron pin at the point of tangency; Thence, continuing to sever said Caudill property with said margin, North 12 degrees 46 minutes 53 seconds West 200.19 feet to an iron pin, THE POINT OF BEGINNING; Thence, continuing to sever said Caudill property with a curve in said margin concave to the east and having a radius of 1195.64 feet, northerly an arc distance of 331.20 feet through a central angle of 15 degrees 52 minutes 17 seconds to an iron pin at the point of tangency; Thence, leaving said margin and continuing to sever said Caudill property as follows: North 82 degrees 29 minutes 24 seconds East 827.69 feet to an iron pin, South 44 degrees 35 minutes 42 seconds West 624.84 feet to an iron pin, North 88 degrees 44 minutes 19 seconds West 354.10 feet to the BEGINNING containing 5.04 acres.

The above described tract is benefitted by an easement for the purpose of ingress, egress, drainage and utilities across said Caudill property between said tract and Coopertown Road, said easement being more particularly described as follows:

BEGINNING at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 1.0 mile along said right-of-way from its intersection with Whites Creek Pike, and being westerly 1093.06 feet along said right-of-way from an iron pin at its intersection with the westerly boundary line of property owned by Peter J. Meadows et ux, of record in Deed Book 5334, page 839 in the Register's Office of Davidson County, Tennessee; Thence, with a curve in said right-of-way concave to the southeast and having a radius of 706.13 feet, southwesterly an arc distance of 96.66 feet, through a central angle of 16 degrees 42 minutes 16 seconds, to an iron pin; Thence, leaving said right-of-way and severing the property of Noble C. Caudill, II, as follows: northerly an arc distance of 37.56 feet with a curve concave to the northwest and having a radius of 25.00 feet, through a central angle of 86 degrees 04 minutes 41 seconds, to an iron pin at the point of tangency; Thence, North 23 degrees 29 minutes 36 seconds West 175.32 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 2158.22 feet; Thence, with said curve, northwesterly an arc distance of 403.51 feet, through a central angle of 10 degrees 42 minutes 44 seconds, to an iron pin at the point of tangency; Thence, North 12 degrees 46 minutes 53 seconds West 200.19 feet to an iron pin at the beginning of a curve concave to the east and having a radius of 1245.64 feet; Thence, with said curve, northerly an arc distance of 345.05 feet, through a central angle of 15 degrees 52 minutes 18 seconds, to an iron pin at the beginning of a curve concave to the southwest and having a radius of 330.89 feet; Thence,

with said curve, northwesterly an arc distance of 251.44 feet, through a central angle of 43 degrees 32 minutes 21 seconds, to an iron pin at the point of tangency; Thence, North 40 degrees 26 minutes 57 seconds West 327.78 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 313.84 feet; Thence, with said curve, northwesterly an arc distance of 159.65 feet, through a central angle of 29 degrees 08 minutes 47 seconds, to an iron pin at the point of tangency; Thence, North 69 degrees 35 minutes 44 seconds West 132.43 feet to an iron pin at the beginning of a curve concave to the south and having a radius of 50.00 feet; Thence, with said curve, westerly an arc distance of 36.14 feet, through a central angle of 41 degrees 24 minutes 35 seconds, to an iron pin at the beginning of a cul-de-sac curve concave to the east and having a radius of 50.00 feet; Thence, with said curve to the right, an arc distance of 229.35 feet, through a central angle of 262 degrees 48 minutes 57 seconds, to an iron pin at the beginning of a curve concave to the northeast and having a radius of 50.00 feet; Thence, with said curve, southeasterly an arc distance of 36.14 feet, through a central angle of 41 degrees 24 minutes 35 seconds to an iron pin at the point of tangency; Thence, South 69 degrees 35 minutes 44 seconds East 132.43 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 363.84 feet; Thence, with said curve, southeasterly an arc distance of 185.08 feet, through a central angle of 29 degrees 08 minutes 47 seconds, to an iron pin at the point of tangency; Thence, South 40 degrees 26 minutes 57 seconds East 327.78 feet to an iron pin at the beginning of a curve concave to the southwest and having a radius of 380.89 feet; Thence, with said curve, southerly an arc distance of 289.44 feet, through a central angle of 43 degrees 32 minutes 22 seconds, to an iron pin at the beginning of a curve concave to the east and having a radius of 1195.64 feet; Thence, with said curve, southerly an arc distance of 331.20 feet, through a central angle of 15 degrees 52 minutes 17 seconds, to an iron pin at the point of tangency; Thence, South 12 degrees 46 minutes 53 seconds East 200.19 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 2108.22 feet; Thence, with said curve, southeasterly an arc distance of 394.16 feet, through a central angle of 10 degrees 42 minutes 44 seconds, to an iron pin at the point of tangency; Thence, South 23 degrees 29 minutes 36 seconds East 175.32 feet to an iron pin at the beginning of a curve concave to the northeast and having a radius of 25.00 feet; Thence, with said curve, southeasterly an arc distance of 37.56 feet through a central angle of 86 degrees 04 minutes 34 seconds, to the BEGINNING containing 2.76 acres.
SOURCE OF DESCRIPTION: THIS DESCRIPTION IS BASED ON A FIELD SURVEY COMPLETED ON SEPTEMBER 27, 1990 BY JOE M. CUMMINGS, TENNESSEE REGISTERED LAND SURVEYOR NO. 1513, CUMMINGS ASSOCIATES LAND SURVEYORS, 1204 ELMWOOD AVENUE, NASHVILLE, TN 37212.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8334 PAGE 703

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 25000.00
CON TX 82.50
PRFEE 1.00
MDEED 12.00
TOTAL 95.50
CHECK 95.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/22/91 01 10139 0001 6827

0834 IDENTIF. REFERENCE

APR 22 10 40 AM 91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 414849